

Your actual rate, payment, and costs could be higher.  
Get an official Loan Estimate before choosing a loan

Finance Of America Mortgage LLC  
Estimated Prequalification Cost Analysis

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Name(s): Alcides Lucas Diaz Date: 11/14/18  
Home: (570) 242-2880 Cell:  
Mailing Address: 5297 HIGH VISTA DR. Orefield, PA 18069  
Loan Program: FHA PLUS 30 Year Fixed Rate

This document is intended solely for pre-qualification information purposes. This document is not part of the application process and does not constitute an application.

Proposed Loan Terms		Estimated Closing Costs and Prepaids	
Loan Purpose:	Purchase	-----	
Occupancy:	Primary Residence	ESTIMATED CLOSING COSTS	
Loan Type:	FHA Loan	-----	
Amortization Type:	Fixed	Discount Fee	\$2,930.40
Lien Position:	First	Appraisal Fee	\$500.00
Estimated Property Value:	\$320,000.00	Credit Report	\$60.00
Interest Rate:	4.875%	Processing Fee	\$1,195.00
Number of Payments:	360	Warehouse Fee	\$100.00
Amortization Term:	360	Flood Certification Fee	\$5.50
Loan To Value Ratio:	90.000	Settlement Fee	\$175.00
Combined LTV Ratio:	90.000	Notary Fee	\$20.00
Estimated APR:	5.732%	Title - Owners Title Insurance	\$262.20
Estimated Monthly Payment		Closing Protection Letter	\$125.00
First Mortgage (P&I):	\$1,550.79	Title Endorsements	\$200.00
Second Mortgage (P&I):	\$0.00	Lenders Title Insurance	\$2,096.00
Hazard Insurance:	\$83.33	Courier/Edoc Fee	\$50.00
Real Estate Taxes:	\$412.19	Wire Fee	\$30.00
Mortgage Insurance:	\$190.68	Recording Fees	\$250.00
Homeowner Assn. Dues:	\$0.00	Transfer Tax	\$3,300.00
Flood Insurance:	\$0.00	Condo/PUD Association Fee(s)	\$1,170.00
Other:	\$0.00	-----	-----
---	---	---TOTAL EST. CLOSING COSTS---	\$12,469.10
---	\$2,236.99	ESTIMATED PREPAIDS AND ESCROWS	
Estimated Loan Amount		-----	
Base Loan Amount:	\$288,000.00	Interest (4 days @ \$39.14/day)	\$156.56
Financed MIP/PMI:	\$5,040.00	FHA Up Front MIP	\$5,040.00
---	---	Hazard Insurance Reserves(2 mos)	\$166.66
---	\$293,040.00	Mortgage Insurance Reserves(0 mos)	\$0.00
Estimated Cash to Close		City Property Reserves(10 mos)	\$4,121.90
Purchase Price/Refinance:	\$320,000.00	---	---
Estimated Prepaid Items:	\$9,485.12	---TOTAL EST. PREPAIDS---	\$9,485.12
Estimated Closing Costs:	\$12,469.10	* Some or all of the fee paid by other party	
Estimated Total Costs:	\$341,954.22		
- Total Loan Amt:	\$293,040.00		
- Seller Credit:	\$10,000.00		
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---	\$38,914.22		
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The information above reflects proposed loan terms and estimated costs which are typical for this type of loan transaction. If you decide to proceed with applying for a loan, you will need to complete a loan application and you will be provided with detailed loan disclosures. This is not an offer to extend credit. All applications are subject to underwriting approval. Rates, terms, fees, products, programs and requirements are subject to change without notice. For qualified borrowers only. Additional conditions, restrictions and limitations may apply.